

**VECTRA HOUSE  
36 PARADISE ROAD  
RICHMOND UPON THAMES  
TW9 1SE**



**Plug and play/refurbished offices**

**To Let**

**1,601 Sq. ft (148.79 Sq m) to 5,629 Sq ft (523.14 Sq m)  
approx.**

**020 8332 7788**

Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ

**[www.michaelrogers.co.uk](http://www.michaelrogers.co.uk)**

**Location:**

Vectra House is conveniently located on Paradise Road, within 5 minutes' walk of Richmond town centre. Richmond station is also within close proximity providing both mainline services to Waterloo, in addition to London Underground (District Line) and London Overground services.

**Description:**

The property is arranged over lower ground, ground and three upper floors totalling some 9,500 Sq ft. The building is about to be refurbished. Plug and play space is available.

**Amenities:**

- Air conditioning
- Raised Floors
- CAT 6 Wiring
- Good natural light
- Kitchen facilities
- Shower
- Passenger Lift
- Intercom system
- New reception
- WC's

**Accommodation:**

The unit has the following approximate gross internal area:

	<b>SQ FT</b>	<b>SQ M</b>
Lower Ground Floor	1,663	154.55
Ground Floor	1,601	148.79
First Floor	2,365	219.80
Total	5,629	523.00

**Terms:**

The offices are available on new effective full repairing and insuring leases for terms by arrangement.

**Rent:**

Upon application.

## Rating Assessment:

Floor	Rateable Value	Rates Payable
Lower Ground	£36,750	£18,338.25
Ground	£50,000	£24,950.00
First	£64,500	£33,024.00

Interested parties are advised to make their own enquiries with the Valuation Office Agency with regards rates.



## Service Charge:

Upon request.

## EPC:

D93

## Anti Money Laundering

Michael Rogers LLP is regulated by the RICS and by HMRC in relation to its agency services and as a result is obliged to undertake anti money laundering checks on all parties proceeding with property transactions. We cannot proceed with any relevant property transactions without these checks having been satisfactorily completed and you will be asked to provide information to satisfy such checks.

## Viewing:

Through Sole Agents, Michael Rogers.

Tel: 020 8332 7788

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Subject to Contract December 2022

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